

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **May 2, 2005**

### **Members Present-**

Aimee Webb-Acting Chairperson/Development Coordinator, Barry Ginn-Ginn Engineering, Terry Neal-Attorney, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

### **Approval of Minutes-**

Mrs. Keenum made a motion to approve the minutes from April 25, 2005. Mr. Lukert seconded the motion and the motion carried.

### **OLD BUSINESS-**

#### **Sumter Crossings/Residential Subdivision – Major Development – Revised Preliminary Plan and Engineering Plan Review**

David Tillman, Farner Barley and Associates, Inc., and Steve Counts, developer, were present and requesting a discussion regarding the Federal Emergency Management Agency requirements placed on the previous approvals. Mr. Tillman explained the as-built information needed to be submitted to FEMA prior to receiving a Letter Of Map Amendment, which would make it difficult to meet the previous requirements for approval of the preliminary and engineering plans. The flood plain area calculations and locations have been submitted. There will be buildable lots outside the flood prone areas. Mr. Tillman stated he had e-mailed the adjoining neighbor to address his concerns. Mr. Counts explained the burning methods that are used are air curtain incinerator and water system/mist over flames. Mr. Counts explained he has projects in Ocala currently where he utilizes these methods and has received no complaints. Mr. Tillman stated they will meet with the adjoining neighbor and discuss these burning methods and will assure there will be no burning adjacent to his property. The adjoining neighbor will also be notified prior to any burning. Mrs. Webb stated staff would continue to keep in contact with the neighbor regarding any concerns he may have.

Mr. Ginn moved to allow the applicant to submit the approved LOMA after the as-built information is submitted to FEMA. Mr. Lukert seconded the motion and the motion carried.

### **NEW BUSINESS-**

#### **Rinker Materials – Major Development – Preliminary Plan Review**

Jim Vandercrake-Pickett Engineering, Jan Norsoph-Engelhardt, Hammer and Associates, Inc., and Don Bears-Rinker Materials, were present to request preliminary approval to construct a concrete block manufacturing plant. All comments from staff and the engineer have been received. Items that still need to be addressed are the following: property owner information, open space percentage, C-48 access, and necessary road improvements for CR 745.

Mrs. Webb shared concerns regarding the access being allowed on C-48 only, due to not wanting the impact on any property owners on CR 745. The applicant stated the Code requires access be from a lower classified road, which would be CR 745. Property owners on CR 745 have expressed their concerns regarding the possible impact, in which their concerns will need to be addressed. The applicant feels access from CR 745 would be safer. The Major Development Special Use Permit application is in review. This project will be heard by the Zoning and Adjustment Board and their recommendation will be forwarded to the Board of County Commissioners also. The following items will need to be addressed: driveway width and turn radii, parking aisle width and details, exterior lighting, building details, setbacks, solid waste disposal, and trees of concern. Any road improvements made to CR 745 will require the removal of some trees. The trees on CR 745 are currently located in the maintained county right-of-way. An environmental assessment was submitted to Public Works along with the location of proposed road improvements. Truck traffic, construction plans, and employee parking were discussed. The two existing wells will be removed and a new well will be drilled. The projected number of employees to be present at one time is fifteen. A limited use well system will be needed. There are also two existing septic systems on the property. Engineering comments consisted of the following, which need to be addressed on the plans: vicinity map, legal description, and anticipated permitting agencies. A traffic impact study was submitted. All issues regarding the Division of Historical Resources can be submitted with the final engineering plans. Florida Department of Environmental Protection permit requirements were discussed. There should be no site work done on the property prior to receiving DEP approvals. The building plan review process was discussed. Mr. Ginn requested plan and profile plans for CR 745. There were no comments received from Fire Services. It was recommended the applicant contact Fire Services to assure they had no outstanding comments. All requested changes will need to be addressed on revised plans. A revised traffic impact study and updated setbacks are needed. The applicant asked about an impact fee credit for donating right-of-way along CR 745. This issue will be discussed with Mrs. Rogers. Attorney Neal stated CR 745 was not included in the impact fee ordinance. Any objections filed against this project can be found in the Zoning Department.

Mr. Ginn made a motion to approve the preliminary plans, subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

#### **Florida Crushed Stone – Major Development – Preliminary Review**

Matt Mounts-Rinker Materials, Mark Stephens-Colinas Group, Fred Kruger-environmental consultant, Steve Richey and Leslie Campione-legal representatives, and James Morris-Florida Crushed Stone, were present and requesting preliminary approval to expand an existing limerock mine. Copies of concerns from an adjoining property owner were submitted to the Committee and applicant. All staff comments have been addressed. An overview of the existing mine was given. Three additional quarries are proposed. No additional traffic is anticipated. A berm will be built along C-48. The recharge barrier ditch was discussed. A water use permit for dewatering and recharge was discussed. A current water level monitoring program is in effect, which includes well monitoring. All wetlands will be monitored. The impact mitigation program was discussed. Florida Crushed Stone plans to promptly investigate any complaints made. A wheel wash is being utilized to help eliminate road dust. A street sweeper has also been purchased. One seismograph is in place for monitoring all blasts and an additional one will be purchased. Surrounding properties will be researched for any previous damage. Photographs and reports will be done as part of the pre-blast survey. Excess water will be discharged into Jumper Creek. The State Fire Marshall monitors all blastings. The removal of marginal wetlands and building mitigation areas were discussed. Eliminating impacts for drawdown and recharge barriers were discussed. Concerns regarding access on CR 567 were discussed. The recharge system will surround the quarries. Wetland monitoring and quality were discussed.

There will be no changes in vegetation. Environmental resource permits, recharge ditches, and water use permits were discussed. Wells on-site and off-site will be monitored. There will be no changes to the infrastructure. There will be no increase in production or truck traffic. There are new residences located approximately 1500' from the project. The applicant will respond to all letters of concern. Permit modifications need to be submitted, along with all regulatory agency permits.

Mr. Ginn moved to approve the preliminary plans, subject to the submittal of the water use permit and all hydrogeologist comments being addressed. Mr. Hunter seconded the motion and the motion carried.

**Village Park Offices @ Village Park Center – Major Development – Engineering Review**

David Springstead, Springstead Engineering, Inc., was present and requesting engineering approval to construct a building for restaurant and retail use. Engineering comments will be addressed on revised plans. Proposed building details, projected number of employees, parking space widths, and loading/unloading zones were discussed. The proposed delivery times of the anticipated type businesses were discussed. The rear parking area will be for employees only. One-way access concerns and sidewalk widths were discussed. The master stormwater drainage facility is 80 % impervious and 76% developed. A breakdown is needed regarding these percentages. Traffic concurrency and traffic study information were discussed. Water sources will need to be discussed with Fire Services. Each unit will have its own individual address.

Mr. Ginn moved to approve the engineering plans, subject to revised plans addressing all comments being submitted. Mrs. Keenum seconded the motion and the motion carried.

**United Agricultural – Major Development – Engineering Review**

This request was for engineering approval to construct a 14,700 square foot building for the use as a fertilizer manufacturing facility with a future building to consist of 7,000 square feet. A revised cover sheet will be submitted.

Mr. Ginn moved to approve the engineering plans, subject to the submittal of the revised cover sheet. Mrs. Howard seconded the motion and the motion carried.

**Bargains and Treasures – Major Development – Engineering Review**

Ed Abshier, Abshier Engineering, Inc., was present and requesting engineering approval to construct a 14,000 square foot building for the use of a furniture store. The engineering comments have been discussed with the applicant and will be addressed.

Mr. Ginn moved to approve the engineering plans, subject to revised plans addressing all comments and all required regulatory agency permits being submitted. Mr. Lukert seconded the motion and the motion carried.

**Villas on Lake Miona – Major Development – Preliminary Review**

Mrs. Keenum moved to table this project until May 9, 2005. Mr. Lukert seconded the motion and the motion carried.

The next meeting is scheduled for May 9, 2005.

Mrs. Keenum moved to adjourn. Mr. Ginn seconded the motion and the motion carried. Meeting adjourned at 3:30 PM.